

Simsbury Development Update Spring 2019



Presented by
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Director of Planning and Community Development

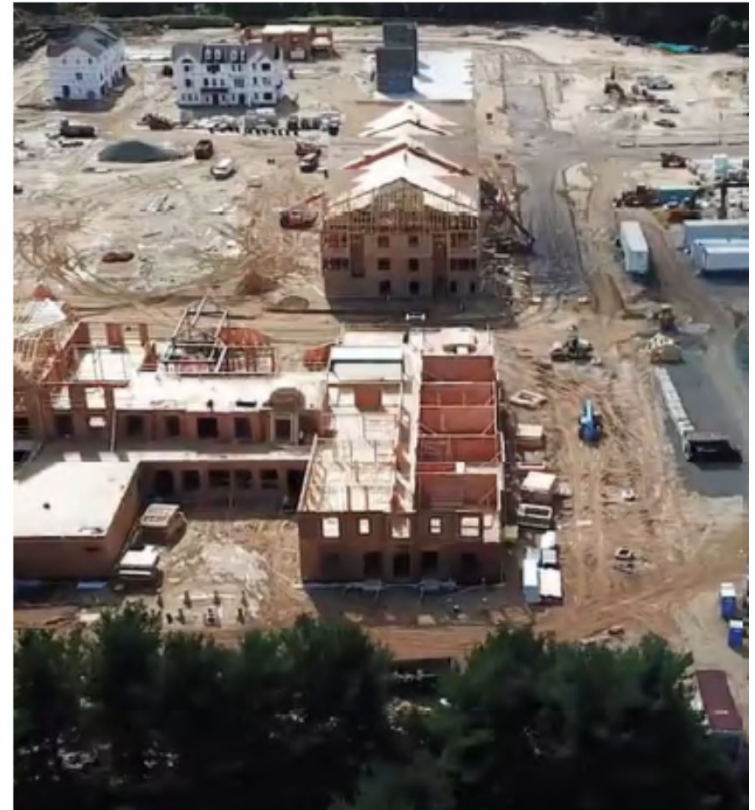


Projects that we will discuss

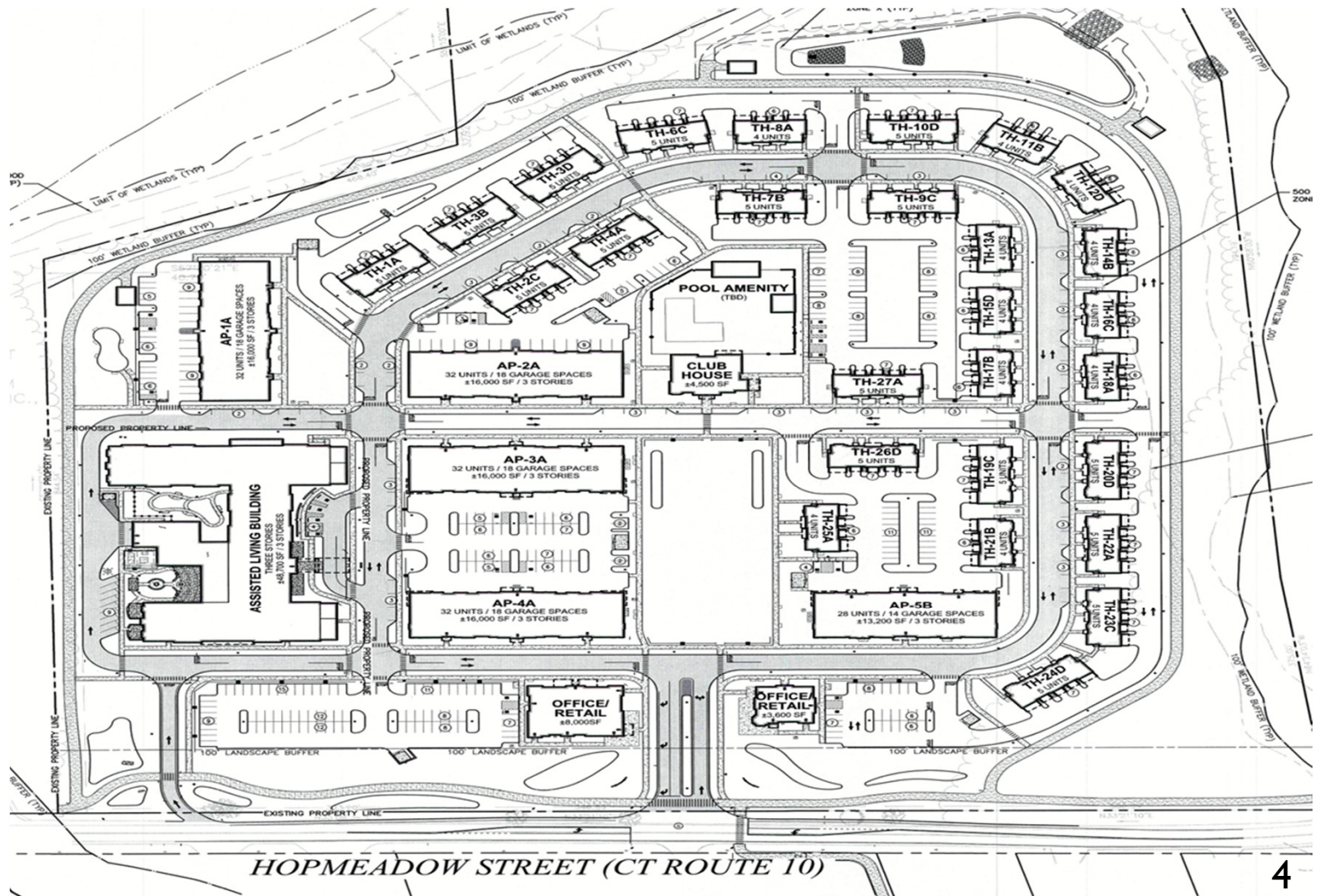
- **Current Projects:** We will discuss projects which have been approved and are under construction
- **Approved/Pending Projects:** We will discuss projects which have received some level of approval however these have not been constructed or have received final approval for construction
- **Preliminary Projects:** We will discuss projects that were presented only as a preliminary development to the Commissions
- **Other matters of Interest:** We will discuss other projects or initiatives in Simsbury which will have impacts in 2019 and beyond which may be of interest to the group

200 Hopmeadow Street: Former Hartford Insurance Campus; north site

- The northern agricultural field was approved by the Zoning Commission for mixed use development
- The Development is known as the Ridge at Talcott Mountain and is comprised of the following:
 - 282 rental residential units (*124 of the 282 units have been permitted to date*)
 - 120 bed assisted living facility
 - 11,000 sq ft commercial development
- All of this development is within the northern parcel
- No development has been proposed to date for the southern parcel (which housed the former campus building)

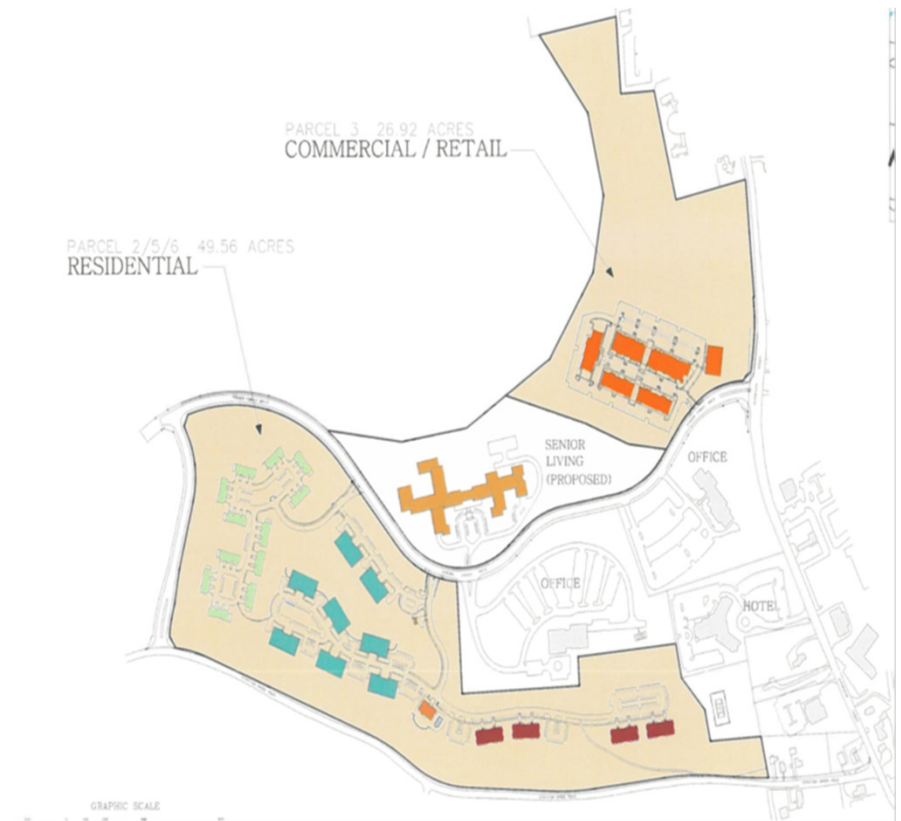


200 Hopmeadow Street: Former Hartford Insurance Campus; north site



Powder Forest: Planned Area Development

- Master Plan was approved in 2014.
- Plans call for mixed use development with 252 residential units (Highcroft apartments), 200,000 sq ft assisted living facility, and 75,000 sq ft of commercial/retail development.
- Only the residential portion of the development has been constructed at this point.
- Site plan approvals are required for the assisted living facility and retail development



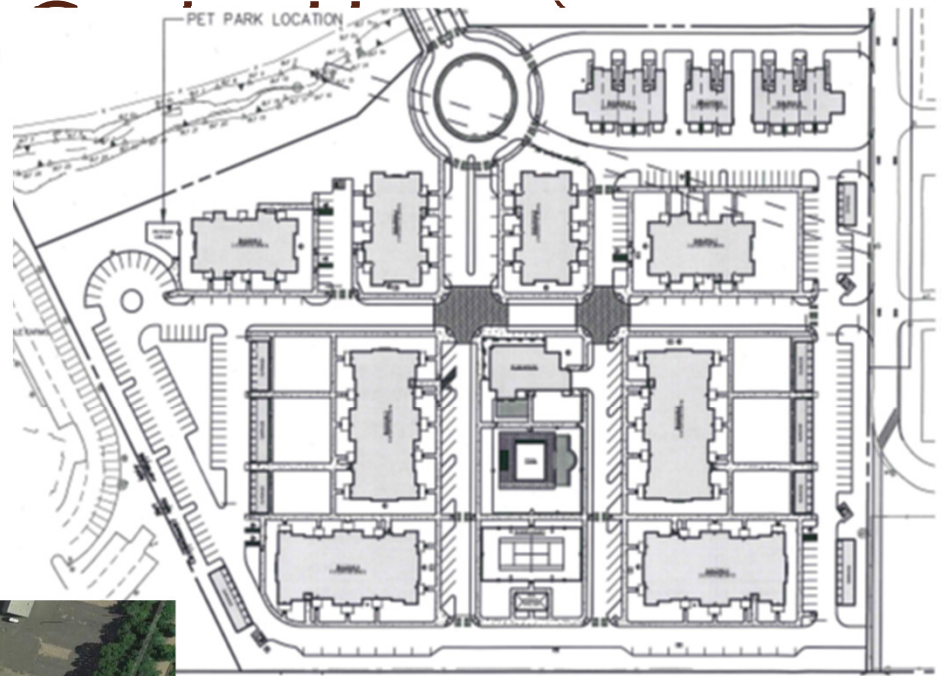
Highcroft; Town House Phase



- The apartment home phase has been completed. Land Works is starting work on the 48 Town house portion of the development

30 Hopmeadow Street Aspen Green (aka

- 181 Apartments approved by the Zoning Commission associated with master plan.
- 18 of the 181 units are affordable
- The last building was completed in early April 2019

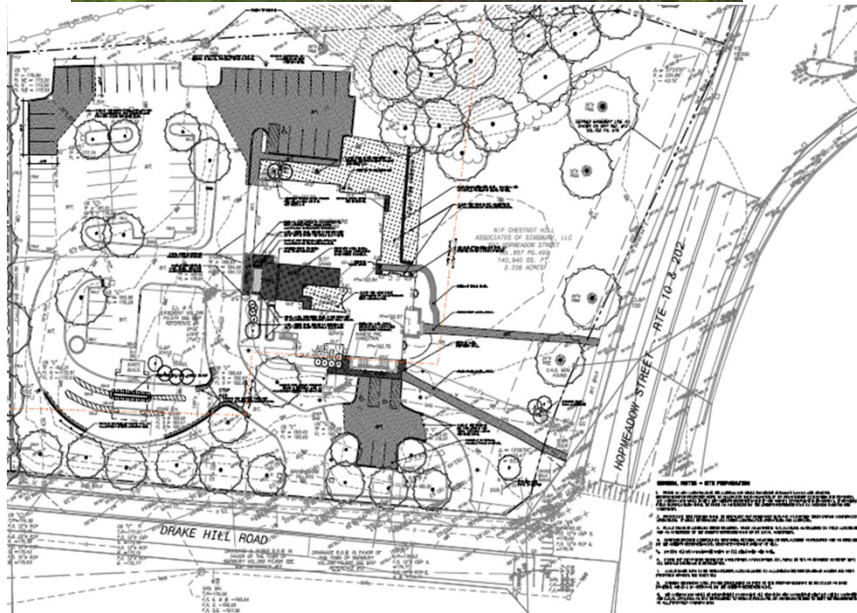


22,44,54 Hoskins Rd Cambridge Crossing

- In 2015, the Zoning Commission approved an application for zone change for a residential development off Hoskins Road.
- The plans were revised in 2017 to reduce the number of homes from 89 to 79. Large apartment buildings were eliminated and the development is only detached and attached single family homes.
- 20% of the development is set aside as "affordable housing"
- Sunlight Construction out of Avon is building the project



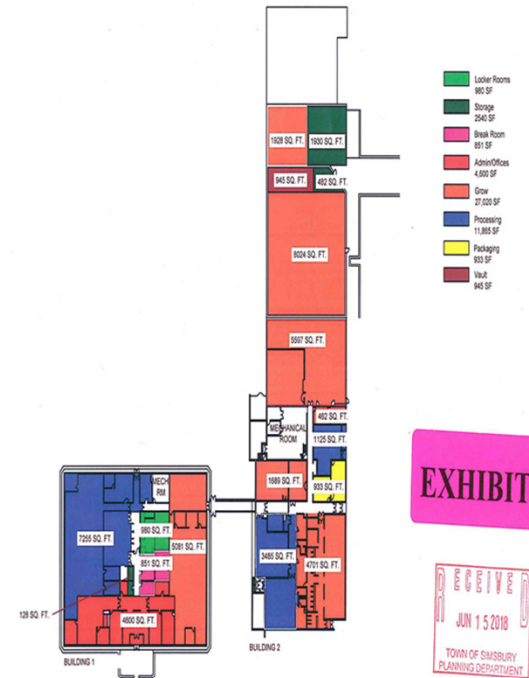
690 Hopmeadow Street



- Redevelopment of the Ensign Mansion as a mixed use development.
 - 7,000 sq ft Restaurant planned for the first floor (Metro Bis)
 - 1,400 sq ft office space
 - 5 residential apartments on the upper floors of the Mansion

34 Hopmeadow Street former CL&P Facility

- The 68,000 sq ft building which formerly housed CL&P is being renovated to accommodate CuraLeaf
- Curaleaf presently operates a grow facility of medical marijuana at 100 Grist Mill
 - The move will result in an expansion of work force for the company and increase productivity by 40%
 - All activities associated with the operation will be entirely within the existing building



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PROJECT
curaleaf
Simsbury, CT Renov.
www.ct.curaleaf.com

NO.	REVISION	DATE
TITLE		
Bldg 1 & 2 Programming Floor Plan		
DRW NO.		
S-100		
PROJECT NO. TBD		
DATE JUNE 8, 2018		
OWN BY: EZ		
CHK BY: MF		

Bldg 1 & 2
Programming
Floor Plan

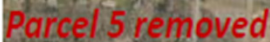
DRW NO.
S-100

PROJECT NO. TBD

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CHK BY: MF



- The Petition was approved in 2018 by the Ct Siting Council
 - The town and abutters appealed the 2018 approval
 - The appeal has been settled
- Some changes from the original proposal:
 - Southern parcel has been eliminated
 - Barns along Hoskins are to remain and be preserved
 - Robust screening/landscaping plan was developed
 - Environmental testing will be conducted pre and post construction
- Development and Management Plans were approved; construction started May 1, 2019

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Simscroft Redevelopment Preliminary Plans

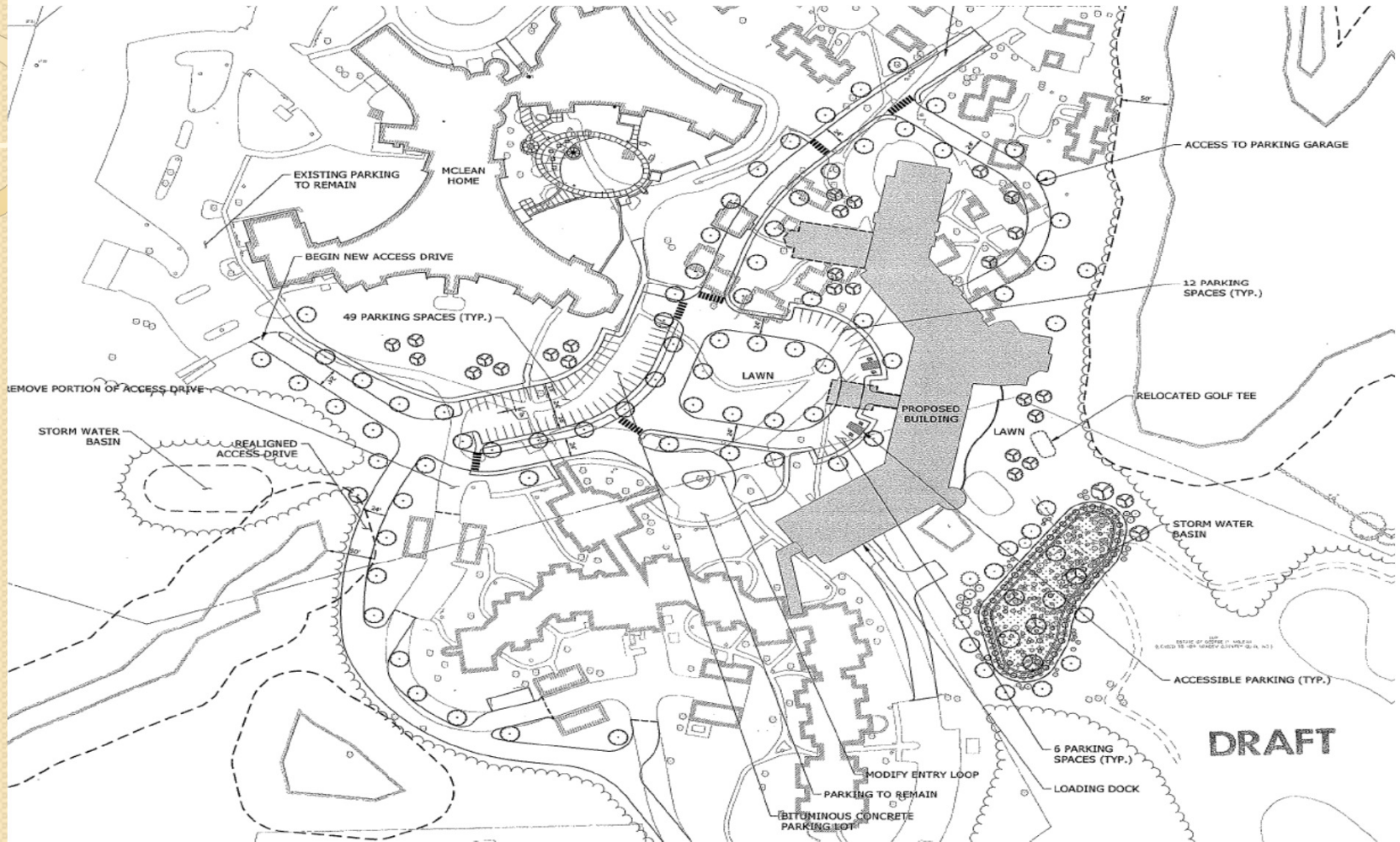


Ensign Bickford Aerospace and Defense

- Ensign Bickford Aerospace and Defense (EBAD) announced an expansion of development operations.
- EBAD will be renovating a building that has been vacant since the 1970s
- The Plans call for the creation of 140 highly skilled and paid engineering positions
- This expansion will provide stability to the other 265 jobs located in Simsbury
- A 10 year tax abatement was approved by the Board of Selectmen

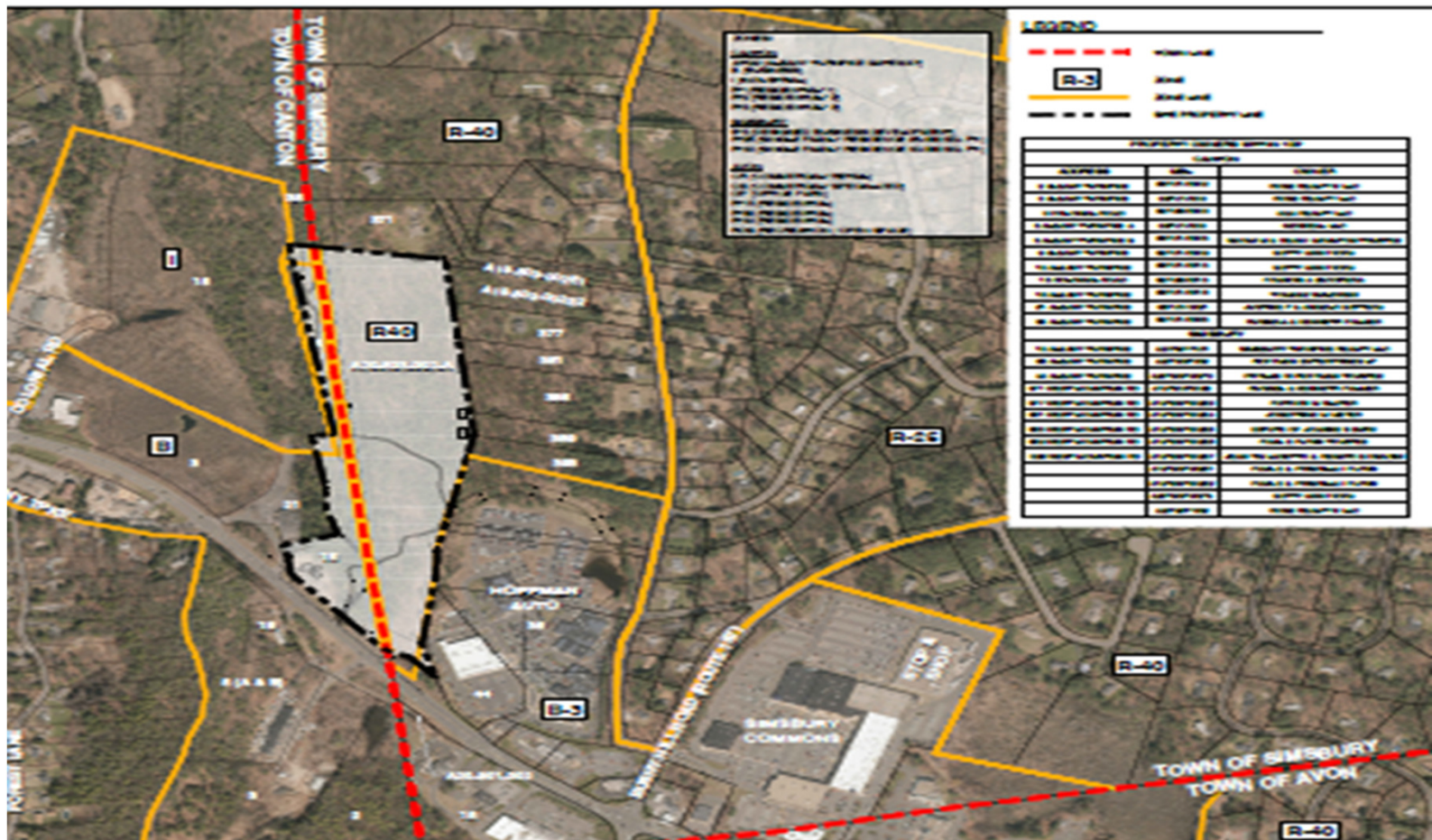


McLean: Independent Living Expansion



Route 44; Zone Change

- 18 acres located in the southwestern corner of Simsbury was re-zoned from residential to business
- Physical development of this property is still in preliminary stages



Questions?

Thank you

